



CITY CLERK
CITY OF HOUSTON

07 MAR 22 PM 12:23

RECEIVED

TO: Jane Rodriguez via FAX 626-744-3921
FROM: Paul Little
RE: Possible Call-up of CUP # 4810 (2030 Foothill Blvd.)

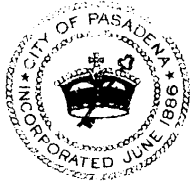
Hi Jane,

Can I please have a potential call-up to the Board of Zoning Appeals of CUP # 4810 (Personal Services, Restricted use) at 2030 Foothill Boulevard agendized for an upcoming Council meeting?

I know we have some heavy agendas in the next couple of weeks. This may generate considerable public interest from the neighbors, so it would be best to agendize it for sometime after the upcoming crush of council meetings.

Thanks,

Paul



PLANNING & DEVELOPMENT DEPARTMENT
PLANNING DIVISION

March 23, 2007

Kenny Chen
1120 E. Las Tunas Drive, Suite #K
San Gabriel, CA 91776

**RE: Conditional Use Permit #4810
2030 East Foothill Boulevard
Council District #2**

Dear Mr. Chen:

Your application for a **Conditional Use Permit** at **2030 East foothill Boulevard** was considered by the **Hearing Officer** on **March 21, 2007**.

CONDITIONAL USE PERMIT: to establish a 'Personal Services, Restricted' use (Jade Massage) within a CG (Commercial General) Zoning District. The applicant proposes to establish a new massage establishment in a vacant, 986 square-foot commercial building.

After careful consideration of this application, and with full knowledge of the property and vicinity, the Hearing Officer made the findings as shown on Attachment A to this letter.

Based upon these findings, it was decided by the Hearing Officer that the Conditional Use Permit be **approved** with the conditions listed in Attachments B and C and in accordance with submitted plans stamped **March 21, 2007**.

In accordance with Section 17.64.040 of the Pasadena Municipal Code, the exercise of the right granted under this application must be commenced within two years of the effective date of the approval, unless otherwise specified in the conditions of approval. The Zoning Administrator can grant a one-year extension of your approval. Such a request and the appropriate fee must be received before the expiration date. The right granted by this approval may be revoked if the entitlement is exercised contrary to the conditions of approval or if it is exercised in violation of the Zoning Code.

Conditional Use Permit #4810

Page 2

You are advised that an application for a building permit is not sufficient to vest the rights granted by this approval. The building permit must be issued and construction diligently pursued prior to the expiration of this approval. It should be noted that the time frame within which judicial review of the decision must be sought is governed by California Code of Civil Procedures, Section 1094.6.

You are hereby notified that, pursuant to Pasadena Municipal Code Chapter 17.72, any person affected or aggrieved by the decision of the Hearing Officer has the right to appeal this decision within **ten days (April 2, 2007)**. The effective date of this case will be **April 3, 2007**. Prior to such effective date, a member of the City Council or Planning Commission may stay the decision and request that it be called for review to the Board of Zoning Appeals. However, if the tenth day falls on a day when City offices are closed, the appeal deadline shall be extended through the next day when offices are open. The decision becomes effective on the eleventh day from the date of the decision. The regular Appeal fee is \$2,836.67. The Appeal fee for Non-profit Community-based Organizations pre-registered with Neighborhood Connections is \$1,418.34.

Any permits necessary may be issued to you by the Building Division on or after the effective date stated above. A building permit application may be submitted before the appeal deadline has expired with the understanding that should an appeal be filed, your application may, at your expense, be required to be revised to comply with the decision on the appeal. **You should call the Current Planning office at 626-744-6777 to find out if any appeal or call for review has been filed before you submit your building permit application.** A copy of this decision letter (including conditions of approval and any mitigation monitoring program) shall be incorporated into the plans submitted for building permits.

This project has been determined to be exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, Class 1 §15301, Existing Facilities).

For further information regarding this case please contact **Kent Lin** at **(626) 744-6817**.

Sincerely,



Nancy Burke
Hearing Officer

Enclosures: Attachment A, Attachment B, Attachment C

xc: City Clerk, City Council, Building Division, Public Works, Power Division, Water Division, Design and Historic Preservation, Hearing Officer, TPA Coordinator, Code Enforcement-Ellen Clark, Case File, Decision Letter File, Planning Commission (9)

ATTACHMENT A
FINDINGS FOR CONDITIONAL USE PERMIT #4810

Conditional Use Permit – Establishment of a 'Personal Services, Restricted' use

1. *The proposed use is allowed with a Conditional Use Permit within the applicable zoning district and complies with all applicable provisions of this Zoning Code* in that the proposed massage use is a conditionally permitted use within the Commercial General (CG) Zoning District. As conditioned the proposed massage use will comply with the separation requirement for 'Personal Services, Restricted' land uses. Further, the operation of the business will be conditioned so that it also complies with Chapter 5.48 of the Pasadena Municipal Code that relates to such uses.
2. *The location of the proposed use complies with the special purposes of this Zoning Code and the purposes of the applicable zoning district* in that the proposed massage use is allowed by the Zoning Code following a review of potential impacts on the surrounding area. The subject site's Commercial General (CG) Zoning designation conditionally permits a 'Personal Services, Restricted' (massage) use in an area that promotes a mix of uses and this use is compatible with other uses in the immediate area.
3. *The proposed use is in conformance with the goals, policies, and objectives of the General Plan and the purpose and intent of any applicable specific plan* in that the General Plan includes standards and goals for commercial uses in this area of the City. Specifically, it seeks to retain the eclectic mix of uses and protect the vitality of small independent businesses. The proposed massage use is consistent with Objective 10, Diverse Economy, of the Land Use Element of the General Plan in that the proposed massage establishment will allow for a new business in Pasadena and provide the tax revenue, employment opportunities, and services inherent with a new business.
4. *The establishment, maintenance, or operation of the use would not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use* in that the operation of the 'Personal Services, Restricted' (massage) use is consistent with the activity of the surrounding commercial area on East Foothill Boulevard. The proposed use will be conducted in accordance with the City's laws and ordinances ensuring continuing compatibility and protecting other businesses in the area from adverse impacts. Further, the Pasadena Police Department has reviewed the application and did not have a concern with the application.
5. *The use, as described and conditionally approved, would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City* in that the operation of the 'Personal Services, Restricted' (massage) use is consistent with the activity of the surrounding commercial area along East Foothill Boulevard. The proposed use will be conducted in accordance with the City's laws and ordinances ensuring continuing compatibility and protecting other businesses in the area from adverse impacts. In addition, conditions of approval have been added which the applicant will have to adhere to avoid any potential adverse impact.
6. *The design, location, operating characteristics, and size of the proposed use would be compatible with the existing and future land uses in the vicinity, in terms of aesthetic values, character, scale, and view protection* in that the 'Personal Services, Restricted' (massage) use, as conditioned, would not contribute to an aggravation of existing problems in and around the subject site, based on the nature of the proposed use.

ATTACHMENT B
CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT #4810

The applicant or successor in interest shall meet the following conditions:

1. The site plan, floor plan, elevations, and building sections submitted for building permits shall substantially conform to plans submitted and stamped "Received at Hearing, March 21, 2007", except as modified herein.
2. This approval allows the establishment of a 'Personal Services, Restricted' use (Jade Massage) at 2030 E. Foothill Boulevard.
3. The Zoning Administrator, at any time, can call for a review of the approved conditions at a duly noticed public hearing before the Hearing Officer. These conditions may be modified or new conditions added to reduce any impacts of the use. The Hearing Officer may revoke the Conditional Use Permit if such cause is given.
4. The applicant shall comply with all requirements of Chapter 5.48 of the Pasadena Municipal Code that relate to massage uses.
5. The hours of operation shall be limited to 10:00 AM to 10:00 PM, Monday through Sunday.
6. The applicant shall stripe the existing parking lot to create five off-street parking stalls in compliance with Chapter 17.46 of the Zoning Code. A parking plan shall be submitted to the City for plan check review and approval.
7. The applicant shall paint the existing "white" electrical meter utility box to match the color of the overall front building elevation.
8. The applicant shall remove the existing cabinet sign. Any new signage proposed on-site shall require a building permit review and approval. All new signage shall comply with Chapter 17.48 of the Zoning Code.
9. The applicant shall provide a five-foot wide landscaping in front of the parking lot and the building. Compliance of this requirement shall be depicted on the parking plan to be submitted to the City for plan check review and approval.
10. No 'blackout' tint or blinds on the windows are permitted that can prevent someone on the outside from seeing inside the premises.
11. All massage technicians must be processed through the Police Department as a massage technician and must be in possession of a valid Pasadena business license. Interns shall not be allowed.
12. No false or misleading advertising shall be permitted.
13. Massage technicians are to be fully clothed. No lingerie, bikinis, or similar clothing considered inappropriate for massages shall be permitted.
14. No condoms or adult only videos or publications are to be permitted on the premises.
15. Disinfecting agents and sterilizing equipment shall be provided for any instruments used in performing acts of massage and said instruments shall be disinfected and sterilized after each use.

16. All lavatories or wash basins shall be provided with hot and cold running water, soap, and single service towels in wall mounted dispensers.
17. Pads used on massage tables shall be covered with durable, washable plastic or other acceptable waterproof material.
18. Minimum lighting shall be provided in accordance with Article 220 of the National Electric Code and in addition at least one artificial light of not less than forty watts shall be provided in each room or enclosure where massage services are performed on patrons.
19. Each person employed or acting as a massage technician shall have a valid permit issued by the City and it shall be unlawful for the owner, operator, responsible managing employee, manager, or permittee in charge of or in control of the establishment to employ or permit a person to act as a massage technician as defined in this code who is not in possession of a valid unrevoked massage technician's permit.
20. A list of services available and the costs of such services shall be posted in an open, public place on the premises and shall be described in readily understandable language and all letters and numbers shall be capitals not less than one-half inch in height. No owner, operator, responsible managing employee, manager, or permittee shall permit and no massage technician shall offer to perform services other than those posted, nor charge a price in excess of those posted for the provision of any service.
21. The massage establishment shall provide clean and sanitary towels, sheets, and linens in sufficient quantity. Towels, sheets, and linens shall not be used by more than one person. Reuse of such linen is prohibited unless the line has first been laundered. Heavy white paper may be substituted for sheets provided that such paper is used once for each person and then discarded in a sanitary receptacle.
22. No person shall enter, be or remain in any part of the massage establishment while in possession of, consuming, or using any alcoholic beverage or drugs except pursuant to a prescription for such drugs. The owner, operator, responsible managing employee, manager, or permittee shall not permit any such person to enter or remain upon such premises.
23. The massage establishment shall not operate a school of massage, nor use the same facilities as that of a school of massage. It shall be unlawful for any person to perform any massage upon a member of the general public while on the premises of a school of massage. Instructors and students of such schools may practice massage only upon a bona fide employee of the school or student. A dummy may be used.
24. No owner, operator, responsible managing employee, manager or permittee in charge of or in control of a massage establishment shall, during the course of any service or task associated with any element of a massage operation, permit any person to massage or touch the genitals of another person.
25. Due to the requirement and need for accountability in the provision of massage, it shall be unlawful for any massage establishment to permit a massage technician to provide massage within the establishment unless that massage technician is an employee directly accountable to the holder of the massage establishment license.
26. There shall be an owner, operator, managing employee, or manager (hereinafter managerial personnel) on the premises at all times the establishment is opened for business. The managerial personnel shall wear a plainly visible tag identifying them as managerial personnel.

27. The applicant or successor in interest shall meet the applicable code requirements of all other City Departments.
28. The proposed project, **Case No. PLN2006-00601**, shall meet the conditions of approval subject to monitoring by the City Condition Monitoring Coordinator. Under the Monitoring Program, your project will be inspected by Code Compliance Staff to determine compliance with the conditions of approval. Required monitoring fees for setup and inspections shall be paid on or after the effective date of this permit but prior to the issuance of any building permits for tenant improvements. Contact the Code Compliance Staff at (626) 744-4633 to verify the fee. All fees are to be paid to the cashier at the permit center located at 175 N. Garfield Avenue. The cashier will ask for the activity number provided above. Failure to pay the required monitoring fee prior to initiating the application may result in revocation proceedings of this entitlement.

ATTACHMENT C

MEMORANDUM - CITY OF PASADENA Department Of Public Works

DATE: December 12, 2006

TO: Denver Miller, Zoning Administrator
Planning and Development Department

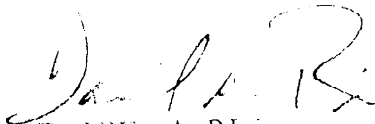
FROM: City Engineer
Department of Public Works

RE: Conditional Use Permit No. 4810
2030 East Foothill Boulevard

The Department of Public Works has reviewed the application for Conditional Use Permit No. 4810 at 2030 East Foothill Boulevard. The application is to allow the establishment of a 'Personal Services, Restricted' use (massage) within a Commercial General Zoning District. The approval of this Conditional Use Permit should be based upon satisfying all of the following conditions:

1. The applicant shall repair any existing or newly damaged sidewalk along the subject frontage prior to the issuance of a Certificate of Occupancy. Existing street trees shall be protected using the City's Tree Protection Standards available from the Parks and Natural Resources Division (744-4514).
2. All costs associated with these conditions shall be the applicant's responsibility. Unless otherwise noted in this memo, all costs are based on the General Fee Schedule that is in effect at the time these conditions are met. A processing fee will be charged against all deposits.

If you have questions regarding the above conditions and requirements of the ordinances, please contact Sean Singletary, of this office, at (626) 744-4273.


DANIEL A. R. [unclear]
City Engineer

5-22-07

JANE,

Possible
can we
A

PLEASE AGENDIZE
CALLUP TO BOZA.
SCHEDULE THIS FOR
MEETING THAT CAN
ACCOMMODATE CONSIDERABLE
PUBLIC COMMENT, AS
THIS HAS A LOT OF
NEIGHBORHOOD INTEREST.
THANKS,
PAUL LITTLE

**HEARING OFFICER
STAFF REPORT
March 21, 2007**

SUBJECT: Conditional Use Permit #4810
LOCATION: 2030 E Foothill Boulevard
APPLICANT: Kenny Chen
ZONING DESIGNATION: CG (Commercial General)
GENERAL PLAN DESIGNATION: GC (General Commercial)
PREPARED BY: Kent Lin

STAFF RECOMMENDATION: Acknowledge the Environmental Determination and the Specific Findings in Attachment A to approve the Conditional Use Permit application with the conditions in Attachments B and C.

PROJECT PROPOSAL: Conditional Use Permit – To allow the establishment of a 'Personal Services, Restricted' use (Jade Massage) within a Commercial General (CG) Zoning District.

ENVIRONMENTAL DETERMINATION: This project has been determined to be exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, Class 1, §15301, Existing Facilities).

BACKGROUND:

- **Site characteristics:** The subject site is located on a 6,347 square foot lot along the south side of Foothill Boulevard. There are two separate buildings on the lot. The proposed use will occupy a one-story 986 square foot commercial building located to the front of the subject property. The existing rear building is not part of the application and will remain unaltered.
- **Adjacent Uses:**
 - North – Light Manufacturing/Print Commercial
 - South – Vacant Lot
 - East – Commercial/Office
 - West – Automotive Repair Services
- **Adjacent Zoning:**
 - North – CG (Commercial General)
 - South – CG (Commercial General)
 - East – CG (Commercial General)
 - West – CG (Commercial General)

- **Other Zoning Cases:** Conditional Use Permit #4674: To allow the establishment of a 'Personal Services, Restricted' use within a Commercial General Zoning District. Withdrawn on July 13, 2006.

PROJECT DESCRIPTION:

The applicant, Kenny Chen, has filed a Conditional Use Permit application to allow the establishment of a 'Personal Services, Restricted' use (Jade Massage) in an existing commercial tenant space situated within the Commercial General (CG) Zoning District. A Conditional Use Permit (CUP) is required for the establishment of a 'Personal Services, Restricted' use within the CG Zoning District. The proposed use is categorized as 'Personal Services, Restricted' because massage is included in the operation.

ANALYSIS:

The Zoning Code requires a Conditional Use Permit for the establishment of a 'Personal Services Restricted' (massage) use since they may have a negative effect on the neighborhood where they are located and that may need to be dispersed from other similar uses in order to minimize any adverse impacts. As defined in the Zoning Code, a 'Personal Services, Restricted' use includes a check cashing business, tattooing/piercing and/or similar services, and massage service. The proposed business will provide massage services and therefore is classified as a 'Personal Services, Restricted' use.

The proposed business will occupy a one-story 986 square foot commercial building located to the front of the subject property. The tenant space consists of four individual treatment rooms, one shower area, an office, and a reception area. The proposed hours of operation are Monday through Sunday from 10:00 AM to 10:00 PM. The existing rear building is being utilized as a residential use. The project does not involve the rear building. Residential is not permitted in the CG zone and the rear building will remain a non-conforming use.

The proposed use requires three parking spaces per 1,000 square feet of gross floor area. Based upon the existing tenant space of 986 square feet, the new use will require three off-street parking spaces. There are five parking spaces provided on-site for the front building. An existing driveway to the west of the site leads to another parking area for the residence in the rear.

The Zoning Code has a dispersal requirement that requires any proposed 'Personal Services, Restricted' use to be located a minimum of 500 feet from any other 'Personal Services, Restricted' use or pawnshop. Staff conducted research and has determined that there are no other 'Personal Services, Restricted' uses or pawnshops within a 500 foot radius of the site.

Staff provided copies of the application materials to the City of Pasadena Building and Safety Division, Public Works Department, Health Department and Police Department for review and comment. The Building Division, Health Department and the Police Department did not register any objections to the application. To ensure that the proposed use will not negatively impact the surrounding area, the Planning Division and Public Works Department have included several conditions of approval (Attachments B and C respectively).

PUBLIC/PRIVATE TREE REMOVAL:

The project will not involve construction at the subject site and therefore will not result in the removal of any existing public and/or private trees on- or off-site.

CONCLUSION:

The applicant's request to establish a 'Personal Services Restricted' use has been reviewed by the Planning Staff and applicable Departments. The use will meet the dispersal requirement and as conditioned, the new use will not create a negative impact on the surrounding area and City in general. Therefore, staff is recommending approval of the application with the specific findings in Attachment A and conditions of approval in Attachments B and C.

**ATTACHMENT A
SPECIFIC FINDINGS FOR CONDITIONAL USE PERMIT #4810**

Conditional Use Permit – Establishment of a 'Personal Services, Restricted' use

1. *The proposed use is allowed with a Conditional Use Permit within the applicable zoning district and complies with all applicable provisions of this Zoning Code in that the proposed massage use is a conditionally permitted use within the Commercial General (CG) Zoning District. As conditioned the proposed massage use will comply with the separation requirement for 'Personal Services, Restricted' land uses. Further, the operation of the business will be conditioned so that it also complies with Chapter 5.48 of the Pasadena Municipal Code that relates to such uses.*
2. *The location of the proposed use complies with the special purposes of this Zoning Code and the purposes of the applicable zoning district in that the proposed massage use is allowed by the Zoning Code following a review of potential impacts on the surrounding area. The subject site's Commercial General (CG) Zoning designation conditionally permits a 'Personal Services, Restricted' (massage) use in an area that promotes a mix of uses and this use is compatible with other uses in the immediate area.*
3. *The proposed use is in conformance with the goals, policies, and objectives of the General Plan and the purpose and intent of any applicable specific plan in that the General Plan includes standards and goals for commercial uses in this area of the City. Specifically, it seeks to retain the eclectic mix of uses and protect the vitality of small independent businesses. The proposed massage use is consistent with Objective 10, Diverse Economy, of the Land Use Element of the General Plan in that the proposed massage establishment will allow for a new business in Pasadena and provide the tax revenue, employment opportunities, and services inherent with a new business.*
4. *The establishment, maintenance, or operation of the use would not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use in that the operation of the 'Personal Services, Restricted' (massage) use is consistent with the activity of the surrounding commercial area on East Foothill Boulevard. The proposed use will be conducted in accordance with the City's laws and ordinances ensuring continuing compatibility and protecting other businesses in the area from adverse impacts. Further, the Pasadena Police Department has reviewed the application and did not have a concern with the application.*
5. *The use, as described and conditionally approved, would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City in that the operation of the 'Personal Services, Restricted' (massage) use is consistent with the activity of the surrounding commercial area along East Foothill Boulevard. The proposed use will be conducted in accordance with the City's laws and ordinances ensuring continuing compatibility and protecting other businesses in the area from adverse impacts. In addition, conditions of approval have been added which the applicant will have to adhere to avoid any potential adverse impact.*
6. *The design, location, operating characteristics, and size of the proposed use would be compatible with the existing and future land uses in the vicinity, in terms of aesthetic values, character, scale, and view protection in that the 'Personal Services, Restricted' (massage) use, as conditioned, would not contribute to an aggravation of existing problems in and around the subject site, based on the nature of the proposed use.*

ATTACHMENT B
CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT #4810

The applicant or successor in interest shall meet the following conditions:

1. The site plan, floor plan, elevations, and building sections submitted for building permits shall substantially conform to plans submitted and stamped "Received at Hearing, March 21, 2007", except as modified herein.
2. This approval allows the establishment of a 'Personal Services, Restricted' use (Jade Massage) at 2030 E. Foothill Boulevard.
3. The Zoning Administrator, at any time, can call for a review of the approved conditions at a duly noticed public hearing before the Hearing Officer. These conditions may be modified or new conditions added to reduce any impacts of the use. The Hearing Officer may revoke the Conditional Use Permit if such cause is given.
4. The applicant shall comply with all requirements of Chapter 5.48 of the Pasadena Municipal Code that relate to massage uses.
5. The hours of operation shall be limited to 10:00 AM to 10:00 PM, Monday through Sunday.
6. The applicant shall stripe the existing parking lot to create five off-street parking stalls in compliance with Chapter 17.46 of the Zoning Code. A parking plan shall be submitted to the City for plan check review and approval.
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8. The applicant shall remove the existing cabinet sign. Any new signage proposed on-site shall require a building permit review and approval. All new signage shall comply with Chapter 17.48 of the Zoning Code.
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10. No 'blackout' tint or blinds on the windows are permitted that can prevent someone on the outside from seeing inside the premises.
11. All massage technicians must be processed through the Police Department as a massage technician and must be in possession of a valid Pasadena business license. Interns shall not be allowed.
12. No false or misleading advertising shall be permitted.
13. Massage technicians are to be fully clothed. No lingerie, bikinis, or similar clothing considered inappropriate for massages shall be permitted.
14. No condoms or adult only videos or publications are to be permitted on the premises.

15. Disinfecting agents and sterilizing equipment shall be provided for any instruments used in performing acts of massage and said instruments shall be disinfected and sterilized after each use.
16. All lavatories or wash basins shall be provided with hot and cold running water, soap, and single service towels in wall mounted dispensers.
17. Pads used on massage tables shall be covered with durable, washable plastic or other acceptable waterproof material.
18. Minimum lighting shall be provided in accordance with Article 220 of the National Electric Code and in addition at least one artificial light of not less than forty watts shall be provided in each room or enclosure where massage services are performed on patrons.
19. Each person employed or acting as a massage technician shall have a valid permit issued by the City and it shall be unlawful for the owner, operator, responsible managing employee, manager, or permittee in charge of or in control of the establishment to employ or permit a person to act as a massage technician as defined in this code who is not in possession of a valid unrevoked massage technician's permit.
20. A list of services available and the costs of such services shall be posted in an open, public place on the premises and shall be described in readily understandable language and all letters and numbers shall be capitals not less than one-half inch in height. No owner, operator, responsible managing employee, manager, or permittee shall permit and no massage technician shall offer to perform services other than those posted, nor charge a price in excess of those posted for the provision of any service.
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22. No person shall enter, be or remain in any part of the massage establishment while in possession of, consuming, or using any alcoholic beverage or drugs except pursuant to a prescription for such drugs. The owner, operator, responsible managing employee, manager, or permittee shall not permit any such person to enter or remain upon such premises.
23. The massage establishment shall not operate a school of massage, nor use the same facilities as that of a school of massage. It shall be unlawful for any person to perform any massage upon a member of the general public while on the premises of a school of massage. Instructors and students of such schools may practice massage only upon a bona fide employee of the school or student. A dummy may be used.
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25. Due to the requirement and need for accountability in the provision of massage, it shall be unlawful for any massage establishment to permit a massage technician to provide

massage within the establishment unless that massage technician is an employee directly accountable to the holder of the massage establishment license.

26. There shall be an owner, operator, managing employee, or manager (hereinafter managerial personnel) on the premises at all times the establishment is opened for business. The managerial personnel shall wear a plainly visible tag identifying them as managerial personnel.
27. The applicant or successor in interest shall meet the applicable code requirements of all other City Departments.
28. The proposed project, Case No. PLN2006-00601, shall meet the conditions of approval subject to monitoring by the City Condition Monitoring Coordinator. Under the Monitoring Program, your project will be inspected by Code Compliance Staff to determine compliance with the conditions of approval. Required monitoring fees for setup and inspections shall be paid on or after the effective date of this permit but prior to the issuance of any building permits for tenant improvements. Contact the Code Compliance Staff at (626) 744-4633 to verify the fee. All fees are to be paid to the cashier at the permit center located at 175 N. Garfield Avenue. The cashier will ask for the activity number provided above. Failure to pay the required monitoring fee prior to initiating the application may result in revocation proceedings of this entitlement.

ATTACHMENT C

**MEMORANDUM - CITY OF PASADENA
DEPARTMENT OF PUBLIC WORKS**

DATE: December 12, 2006

TO: Denver Miller, Zoning Administrator
Planning and Development Department

FROM: City Engineer
Department of Public Works

RE: Conditional Use Permit No. 4810
2030 East Foothill Boulevard

The Department of Public Works has reviewed the application for Conditional Use Permit No. 4810 at 2030 East Foothill Boulevard. The application is to allow the establishment of a 'Personal Services, Restricted' use (massage) within a Commercial General Zoning District. The approval of this Conditional Use Permit should be based upon satisfying all of the following conditions:

1. The applicant shall repair any existing or newly damaged sidewalk along the subject frontage prior to the issuance of a Certificate of Occupancy. Existing street trees shall be protected using the City's Tree Protection Standards available from the Parks and Natural Resources Division (744-4514).
2. All costs associated with these conditions shall be the applicant's responsibility. Unless otherwise noted in this memo, all costs are based on the General Fee Schedule that is in effect at the time these conditions are met. A processing fee will be charged against all deposits.

If you have questions regarding the above conditions and requirements of the ordinances, please contact Sean Singletary, of this office, at (626) 744-4273.

DANIEL A. RIX
City Engineer

DAR:rs